



US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice

Public Notice Number: 200200017

Date: January 30, 2003

Comments Due: March 1, 2003

In reply, please refer to the Public Notice Number

TO WHOM IT MAY CONCERN:

SUBJECT: Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act to construct a residential subdivision, as shown in the attached drawings.

APPLICANT: David Romo
Sycamore Ventures, LLC
2020 Hurley Way, #485
Sacramento, California 95825

LOCATION: The proposed Lincoln Highlands project is located northeast of the intersection of Virginiatown Road and McCourtney Road in Lincoln, Placer, California. Section 11, Township 12 North, Range 6 East, MDBM.

PROJECT DESCRIPTION: The applicant proposes to construct a 196-unit residential subdivision on 48 acres in the City of Lincoln. Although not yet verified by the Corps, the applicant indicates that a total of 1.29 acres of waters of the United States, including wetlands, exist on the property in the form of 1.09 acre of seasonal marsh, 0.12 acre of vernal pools, and 0.08 acre of intermittent drainage. As proposed, construction of the subdivision, including appurtenant structures and infrastructure, would result in the permanent loss of all on-site waters of the U.S. The applicant has not indicated whether any wetlands or other waters of the U.S. on adjacent properties might be affected by the project.

AREA DESCRIPTION: The project site is an undeveloped property in northern Lincoln and consists primarily of annual grassland habitat. The approximately 1.09 acre seasonal marsh and the intermittent drainage occur in the southeast corner of the property. The site is bounded on the north by vacant property and rural residential development, on the south by Virginiatown Road, on the east by vacant property, and on the west by McCourtney Road and a residential subdivision.

ADDITIONAL INFORMATION:

The applicant has indicated that a cultural resource study of the property identified no known historic or prehistoric cultural resources. However, a copy of this report was not provided to the Corps for review or concurrence.

Potential habitat for the following species, which are federally-listed for protection under the Endangered Species Act, occurs on the property: vernal pool tadpole shrimp (*Lepidurus packardii*) and vernal pool fairy shrimp (*Branchinecta lynchi*). The Corps of Engineers will initiate Section 7 consultation, pursuant

to the Endangered Species Act, with the U.S. Fish and Wildlife Service upon receiving adequate information from the applicant.

A discussion of project alternatives has not been provided to the Corps.

The District Engineer has made this determination based on information provided by the applicant and on the Corps' preliminary investigation.

Interested parties are invited to submit written comments on or before **March 1, 2003**. Personal information in comment letters is subject to release to the public through the Freedom of Information Act.

Any person may request, in writing, within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

If additional information is required, please contact David Kelley, telephone (916) 782-1011, or Mr. William Ness, at the letterhead address, telephone (916) 557-5268.

Michael J. Conrad, Jr.
Colonel, US Army
District Engineer

Enclosures: 3 drawings